

ORDINANCE NO. 890525-E

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT 1: 9,149 SQUARE FEET OF LAND OUT OF THE JAMES RODGERS SURVEY NO. 19, FROM "LO" LIMITED OFFICE DISTRICT TO "LO-CO" LIMITED OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT;

TRACT 2: 10,608 SQUARE FEET OF LAND OUT OF THE JAMES RODGERS SURVEY NO. 19, FROM "LO" LIMITED OFFICE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT,

LOCALLY KNOWN AS 10713-10735 JOLLYVILLE ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 13-2 of the Austin City Code of 1981 is amended to change the respective base zoning districts and to establish a Conditional Overlay combining district on all of the property described in File C14-88-0022-CO, as follows:

TRACT 1: From "LO" Limited Office district to "LO-CO" Limited Office district-Conditional Overlay combining district.

9,149 square feet of land out of the James Rodgers Survey No. 19, said 9,149 square feet of land being more particularly described by metes and bounds in "Exhibit A" attached and incorporated herein for all purposes.

TRACT 2: From "LO" Limited Office district to "GR-CO" Community Commercial district-Conditional Overlay combining district.

10,608 square feet of land out of the James Rodgers Survey No. 19, said 10,608 square feet of land being more particularly described by metes and bounds in "Exhibit B" attached and incorporated herein for all purposes.

locally known as 10713-10735 Jollyville Road, in the City of Austin, Travis County, Texas.

PART 2. Notwithstanding any use or site development regulations of the respective base zoning districts to the contrary, all of the property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. No building or portion thereof shall be constructed or maintained within 55 feet of the Jollyville Road property line of the Property
2. Prior to issuance of a certificate of occupancy by the City of Austin, there shall be a landscaped buffer 30 feet wide constructed and maintained along the Jollyville Road property line of the Property.

3. Vehicular access to Jollyville Road shall be restricted to a joint use access with the tract to south of the Property.

Except as specifically restricted by this ordinance, the property may be developed and used in accordance with regulations established for the respective base districts and other applicable requirements of the Land Development Code.

PART 3. It is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

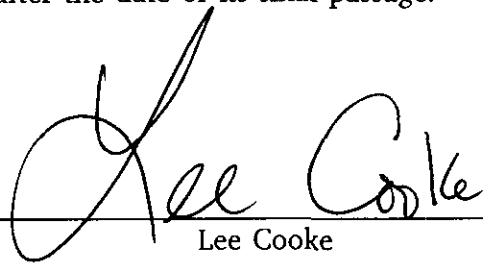
PART 4. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 5. This ordinance shall be effective ten days after the date of its final passage.

PASSED AND APPROVED

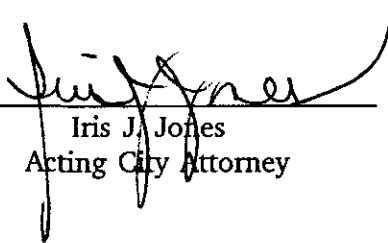
May 25, 1989

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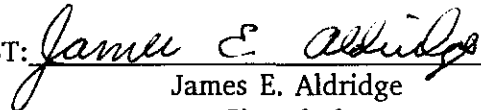
Lee Cooke
Mayor

APPROVED:



Iris J. Jones
Acting City Attorney

ATTEST:



James E. Aldridge
City Clerk

AFM/jj

DESCRIPTION

OF A 9,149-SQUARE-FOOT TRACT OF LAND FOR ZONING PURPOSES, SITUATED IN THE JAMES RODGERS SURVEY NO. 19, TRAVIS COUNTY, TEXAS, SAID 9,149 SQUARE FEET BEING PART OF THAT CERTAIN 11.51-ACRE TRACT DESCRIBED IN VOLUME 9878, PAGE 767, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID ZONING TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the curving east right-of-way line of Jollyville Road, same point being the southwest corner of said 11.51-acre tract and the southwest corner hereof;

THENCE, with said curving east right-of-way line, being a curve to the left, same being the west boundary line of said 11.51-acre tract and the west line hereof, having a radius of 2,914.90 feet, a central angle of $03^{\circ}14'38''$, a short chord of 165.01 feet (short chord bears $N20^{\circ}43'03''E$) for an arc length of 165.03 feet to a point, being the intersection of the proposed south right-of-way line of Braker Lane and the aforementioned east right-of-way line of Jollyville Road for the northwest corner hereof;

THENCE, leaving the aforementioned line with said proposed south right-of-way line and across said 11.51-acre tract, $S88^{\circ}14'17''E$ for a distance of 58.09 feet to a point of non-tangency of a curve to the right;

THENCE, with said curve to the right being concentric with and 55.50 feet east of the west boundary line of said 11.51-acre tract having a radius of 2,970.40 feet, a central angle of $03^{\circ}10'35''$, a short chord of 164.65 feet (short chord bears $S20^{\circ}21'00''W$) for an arc length of 164.67 feet to a point on the south boundary line of said 11.51-acre tract for the southeast corner hereof;

THENCE, with the aforementioned south boundary line, same being the south line hereof, $N88^{\circ}14'17''W$ for a distance of 59.20 feet to the POINT OF BEGINNING containing 9,149 square feet of land area.

This description was prepared from record information.

Cecil Jackson Chisholm
Cecil Jackson Chisholm Date
Registered Public Surveyor No. 4295

CJC:ek
April 8, 1988
Revised 11/16/88
Job No. 288-01-002-100



"EXHIBIT A"

DESCRIPTION

OF A 10,608-SQUARE-FOOT TRACT OF LAND FOR ZONING PURPOSES, SITUATED IN THE JAMES RODGERS SURVEY NO. 19, TRAVIS COUNTY, TEXAS, SAID 10,608 SQUARE FEET BEING PART OF THAT CERTAIN 11.51-ACRE TRACT DESCRIBED IN VOLUME 9878, PAGE 767, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 10,608-SQUARE-FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a point in the curving east right-of-way line of Jollyville Road, said point being the southwest corner of said 11.51-acre tract, thence, leaving the aforementioned east right-of-way line with the most southerly boundary line of said 11.51 acres, S88°14'17"E for a distance of 59.20 feet to the POINT OF BEGINNING hereof;

THENCE, leaving the aforementioned southerly line and across said 11.51 acres with a curve to the left being concentric with and 55.50 feet east of the west boundary line of said 11.51 acres, said curve having a radius of 2,970.40 feet, a central angle of 03°10'35", a long chord of 164.65 feet (chord bears N20°21'00"E) for an arc length of 164.67 feet to a point where this curving line intersects the proposed south right-of-way line of Braker Lane for the northwest corner hereof;

THENCE, with the aforementioned proposed right-of-way line, S88°14'17"E for a distance of 67.38 feet to a point for the northeast corner hereof;

THENCE, leaving the aforementioned proposed right-of-way line with a curve to the right having a radius of 3,034.90 feet, a central angle of 03°06'05", a short chord of 164.26 feet (short chord bears S19°56'26"W) for an arc length of 164.28 feet to a point where this curving line intersects the south boundary line of said 11.51-acre tract for the southeast corner hereof;

THENCE, with the aforementioned south boundary line, same being the south line hereof, N88°14'17"W for a distance of 68.62 feet to the POINT OF BEGINNING containing 10,608 square feet of land area.

This description was prepared from record information.

Cecil Jackson Chisholm
Cecil Jackson Chisholm Date
Registered Public Surveyor No. 4295



CJC:ek
April 8, 1988
Revised 11/16/88
Job No. 288-01-002-100

"EXHIBIT B"

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

James R. Frizzell

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

June 16th, 1989

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 16th

Day of June A.D. 198 9.


Notary Public in and for
TRAVIS COUNTY, TEXAS

Tina M. Cook
(Type or Print Name of Notary)

10/20/90
(My Commission Expires:)

ORDINANCE NO. 80224
AN ORDINANCE CREATING A REZON-
ING AND CHANGING THE ZONING
MAP ACCORDING TO CHAPTER 12-
2 OF THE AUSTIN CITY CODE OF 1961
AS FOLLOWS:
TRACT 1: 10,400 SQUARE FEET OF
LAND OUT OF THE JAMES BOOGERS
SURVEY NO. 10 FROM "LO" LIMITED
OFFICE DISTRICT TO "LO-CO" LIM-
ITED OFFICE DISTRICT CONDITIONAL
OVERLAY COVERING DISTRICT
TRACT 2: 9,400 SQUARE FEET OF
LAND OUT OF THE JAMES BOOGERS
SURVEY NO. 10 FROM "LO" LIMITED
OFFICE DISTRICT TO "LO-CO" COM-
MUNITY COMMERCIAL DISTRICT
CONDITIONAL OVERLAY COVERING
DISTRICT
LOCALLY KNOWN AS 10713-10735
JOLLYVILLE ROAD, IN THE CITY OF
AUSTIN, BARRIS COUNTY, TEXAS;
WAVING THE RULE REGARDING THE
ISSUING OF ORDINANCES ON THIS
SEPARATE DATE, AND PROVIDING
AN EFFECTIVE DATE.
Mayor Lee C. Capps
Austin, Texas